

EVERGREEN ♦ EAST HILLS VISION STRATEGY

Balancing the Equation

During the March and April 2006 meetings the Task Force engaged in an exercise referred to as, “balancing the equation”. In this exercise the Task Force was asked to find consensus around a proposal to balance the appropriate level of new housing development, amount of new amenities, affordable housing requirements, retention of industrial lands, school needs, use of a CFD as a financing mechanism and amount of retail development.

At the April 11, 2006 meeting the Task Force continued their “balancing the equation” discussion and identified possible preferences regarding all of the following key issues:

- Industrial Retention: Retain 0 acres, provided that Hitachi does not object, and that there is an opportunity for the City Council to address the issue of where industrial land should be retained Citywide. Other Task Force input included the suggestion to identify land outside of Evergreen that is not currently designated industrial and convert it to industrial.
- Retail: 300,000 square feet was acceptable, however, the Task Force would like to provide input on the location and type of retail. It remains to be determined if the Task Force intended for office space to be included in the 300,000 square feet of retail.
- Affordable Housing: 12 to 15% average of all sites with a desire by some Task Force members for a higher percentage of affordable housing. With a higher percentage of affordable housing it is the preference of the developers for those units to be moderate-income units rather than low, very low, or extremely low income. There is a desire to create incentives for moderately priced market rate housing beyond the affordable requirement. There is a desire to create affordable housing that generates fewer trips such as senior housing.
- Community Facilities District: A partial CFD solution may be acceptable if future homebuyers do not see the fees for the CFD on their property tax bill. Other Task Force input suggested that a CFD would be acceptable for the purposes of building schools.
- Schools: An elementary school on the Campus Industrial, Pleasant Hills Golf Course and Arcadia sites with a contribution from the property owners on a solution to the area’s high school issues.
- Amenity Package Value: \$232M is acceptable assuming all of the other elements are acceptable, including the number of units. The Task Force is also interested in completing a process for amenity prioritization with the understanding that the amenities are related to the vision that is trying to be achieved for the Evergreen East Hills area.

The Task Force did not reach a tentative agreement on the appropriate level of new residential development.